

DRAFT

MINUTES

**CITY OF IMPERIAL BEACH
DESIGN REVIEW BOARD COMMITTEE**

**REGULAR MEETING OF THE DESIGN REVIEW BOARD OF
THE CITY OF IMPERIAL BEACH
City Council Chambers
825 Imperial Beach Blvd.
Imperial Beach, CA 91932**

THURSDAY, JUNE 21, 2012

4:00 P.M.

In accordance with City policy, all Design Review Board meetings are recorded on tape in their entirety and the tapes are available for review in the City of Imperial Beach, City Clerk's Office. These minutes are a brief summary of action taken.

1.0 CALL TO ORDER

CHAIR NAKAWATASE called the meeting to order at 4:00 p.m.

ROLL CALL

BOARD MEMBERS:

Shirley Nakawatase - Chair
Janet Bowman
Daniel Lopez
Harold Phelps
Tom Schaaf

PRESENT: Nakawatase, Phelps, Schaaf

ABSENT: Bowman, Lopez

STAFF PRESENT: Greg Wade, Assistant City Manager/Com. Dev. Director
Tina Barclay, Recording Secretary

2.0 CONSENT CALENDAR

VOTE TO APPROVE CONSENT CALENDAR ITEM NO. 2.1.

AYES: Nakawatase, Phelps, Schaaf

ABSTAIN: None

NOES: None

ABSENT: Bowman, Lopez

3.0 BUSINESS FROM THE PUBLIC

None.

Item # 3.0

4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

4.1 PROJECT IMPACTS RESULTING FROM THE DISSOLUTION OF THE REDEVELOPMENT AGENCY

Staff Report:

Staff Wade spoke about AB 26 & AB 27; companion legislation. Dissolution of Redevelopment Agencies (AB 26). AB 27 is a voluntary act for redevelopment agencies to stay active by paying a fee. Lawsuit filed by cities and heard by Supreme Court on December 29, 2011 and ruled AB 26 constitutional. State had authority to kill redevelopment. AB 27 constitutional violation. Feb. 1, 2012 all redevelopment agencies dissolved. Legislation inconsistent. Cities and agencies trying to protect projects and funds. There are recognized obligation payment schedules. Obligation of funds. State says any contracts made after June 28, 2011 are not valid. Agencies entered into contracts with the cities which transferred assets to cities.

Staff Wade discussed how this affects some ongoing projects such as 9th & Palm.

Recognized obligation payment schedule – 6 month period – January – June 2012 ROPS and July – December 2012 ROPS. Approved by Successor Agency and Oversight Board. Now required to be sent to state and county. State has 3 days to say they want to question obligations on payment schedule and then 10 days. State missed it's 3 day window. They were advised of that, with no response. Last month distributed letters approving or not approving ROPs. Our letter said they are not questioning any items at this time. Title insurance question still not settled.

Biggest hit was the loss of staff within the Redevelopment Agency. Two staff members lost their job effective June 30, 2012. Two staff members in Public Works will also lose their jobs due to redevelopment funding cuts.

Questions to Staff:

Nakawatase: Any other projects in town that we were looking at that are being affected?

Wade: 9th & Palm, The American Legion, Bikeway Village going forward. Façade Improvement program is gone. Two past projects – La Posta and La Tapatia are on the ROPs, hope the funds will be in place.

Nakawatase: My main concern is the hotel and 9th & Palm.

Wade: Hotel is safest – DDA was executed at the end of 2010. In January 2011 transferred property. Not concerned about losing financing on this.

Phelps: Has anyone in the community challenged any projects in the pipeline – money should go back to schools, etc. and not funding those projects?

Wade: No. Have gotten inquiries about 9th & Palm. The Oversight Board has been sympathetic to the agency. Supportive of projects that have been done and are on the table and subject to disruption. Haven't had anyone say that money should go elsewhere. IB is the type of town where redevelopment really worked.

Phelps: Sudberry in a bad spot – last thing is title transfer. Still ready to go?

Wade: Still have tenant relationships in tack – ready to go – if today the State blessed the project they would be ready to go. Get past the hurdle of the title company willing to insure.

Phelps: Rumor mill says they want to pull out so good to hear.

Wade: Just on the phone with them – still a go.

Nakawatase: Optimistically and conservatively – time frame from state?

Wade: Within the next 6 weeks – optimistic. Don't believe that will happen. Proactively take the project back through a review through the Successor Agency. Then could be next 4 months. Hopeful this will be resolved by the end of the year to move forward.

Nakawatase: Does the City have the money or does the State have the money and getting it at 6 month increment?

Wade: We have the money. In trust fund .Don't need future money for these deals – still have control of the assets. Can't do anything until this is resolved by County and State. Willing to go to the mat for 9th & Palm

Nakawatase: Who is author of trailer bill?

Wade: 15-85 was Dutton but don't know who author of trailer bill was. Trailer bill came from 15-85. Being discussed at Assembly and Senate and should be looked at by both on Tuesday. I think it's just a legislative draft.

Let the record show that member Bowman arrived at 4:25pm

Phelps: Concern for American Legion?

Wade: There is concern – however it is set aside housing money.

Nakawatase: Is there anything as committee and citizens that we can do?

Wade: Contact Legislator: AB 26 trailer bill – concerned about penalty provisions. Bond money, tax exempt bonds, have to stay in the city they were intended for. Jeopardizing the rating of municipal bonds. 2010 bond money lists some projects which isn't typical, which is good. From our perspective, that's a contract. Key element – project bond money – especially tax exempt bond money.

Questions to Staff: Closed

Public Comments: None

Public comment: Closed

5.0 INFORMATIONAL ITEMS/REPORTS

None.

6.0 NEW BUSINESS

7.0 ADJOURNMENT

Chair Shirley Nakawatase adjourned the meeting at 4:33 p.m. on, June 21, 2012

Approved

Shirley Nakawatase, DRB Chairperson

Attest

Tina Barclay, Recording Secretary